

PLANNING COMMISSION MEETING MINUTES

On this the 15th day of April 2015, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4th Street, Rosenberg, Texas 77471.

COMMISSIONERS PRESENT

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| Pete Pavlovsky | Planning Commission Chairperson |
| Wayne Poldrack | Planning Commission Secretary |
| Alicia Casias | Planning Commissioner |
| Mike Parsons | Planning Commissioner |
| James Urbish | Planning Commissioner |

STAFF PRESENT

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| Cynthia McConathy | Councilor, At Large Position Two |
| Travis Tanner | Executive Director of Community Development |
| Charles Kalkomey | City Engineer |
| Janet Eder | Secretary II |

OTHERS PRESENT

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| Geoff Freeman | BGE Kerry R. Gilbert & Associates Walnut Creek Section Twelve/Rose Meadows) |
| Kerry Gilbert | BGE Kerry R. Gilbert & Associates (Walnut Creek Section Twelve/Rose Meadows) |
| Terry Reeves | Jones & Carter, Inc. (Rose Meadows) |
| Jordan Konesheck | Pape-Dawson Engineers (Trails at Seabourne Parke Section Two) |
| Joyce Vasut | City of Rosenberg |
| Robert Gracia | City of Rosenberg |
| Wade Goates | City of Rosenberg |
| Jeff Trinker | City of Rosenberg |
| Carol Redd | EHRA (Park Place Boulevard Street Dedication, Rivers Mist Section Three) |
| Amar Amancharla | Rose Meadows Development |

CALL TO ORDER

Chairperson Pavlovsky called the meeting to order at 4:00 p.m.

AGENDA

1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF MARCH 18, 2015.

Action Taken: Chairperson Pavlovsky stated that a correction to the Minutes had been made. Commissioner Parsons moved, seconded by Commissioner Casias, to approve the amended minutes of the Regular Planning Commission Meeting of March 18, 2015, as written. The motion carried unanimously by those present.

2. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION TWELVE, BEING 14.3+/- ACRES OF LAND CONTAINING 48 LOTS (60' X 120' TYP.) AND FOUR RESERVES IN THREE BLOCKS OUT OF THE EUGENE WHEAT SURVEY, A-396 AND WILEY MARTIN LEAGUE, A-56 FORT BEND COUNTY, TEXAS.

Executive Summary: The Preliminary Plat of Walnut Creek Section Twelve is a proposed subdivision consisting of forty-eight (48) residential lots, four reserves, and three blocks located off of Irby Cobb Boulevard in the northeast part of the Walnut Creek Development. The proposed Plat is located partially in the City Limits, mostly in the Extraterritorial Jurisdiction (ETJ), and in Fort Bend County MUD No. 152. It is to the east of Walnut Creek Section Eleven.

The subdivision consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek, although the proposed layout is slightly different. Staff does not consider it to be out of compliance since the lot sizes are adequate and there is sufficient access. It should be noted that the Plat is bisected by the City Limits towards the southern Plat boundary. This potential issue with lots and a street in multiple jurisdictions is in the process of being addressed by the developer through a petition for annexation and disannexation. If approved by City Council, all of the property within this Plat would be disannexed and the City would voluntarily annex the remainder of a commercial reserve at the entrance to Walnut Creek. This is preferable since it would resolve issues with properties in multiple jurisdictions and, based on staff's initial research, would result in a net fiscal gain to the City.

The proposed Preliminary Plat is not in conflict with the "Subdivision" Ordinance, the approved Land Plan, or with the Development Agreement for MUD No. 152. That being said, staff recommends approval of the Preliminary Plat of Walnut Creek Section Twelve.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky inquired about the configuration of the layout for Walnut Creek and if there was a difference to the Land Plan.
- Mr. Tanner replied that the layout is slightly different because of the street configuration. There are no regulatory conflicts with the Land Plan after review by Charles Kalkomey and Travis Tanner. The lot sizes are sufficient, and there are no issues with access points to the collector streets.
- Chairperson Pavlovsky inquired if there were more or less lots in the development.
- Mr. Tanner replied that there are additional lots.
- Commissioner Casias inquired about the commercial property and if the property was located off Minonite Rd.
- Mr. Tanner replied that, yes, the commercial property was located off of FM 2977 (Minonite) and Irby Cobb. Mr. Tanner also stated that the layout was different, but has 60' lots per the Land Plan.
- Commissioner Parsons inquired about the number of lots in the plat.
- Mr. Tanner replied that the plat includes 48 lots.
- Commissioner Parsons inquired about the 48 lots and if they were a part of the 138 lots shown on the Land Plan.
- Commissioner Parsons inquired about what percentage of the subdivision has been built-out.
- Mr. Tanner replied that the majority, or roughly 60 percent, has been built out.

Action Taken: Commissioner Casias moved, seconded by Commissioner Urbish, to approve the Preliminary Plat of Walnut Creek Section Twelve, being 14.3+/- acres of land containing 48 lots (60' x 120' typ.) and four reserves in three blocks out of the Eugene Wheat Survey, A-396 and Wiley Martin League, A-56 Fort Bend County, Texas. The action carried unanimously by those present.

3. CONSIDERATION OF AND ACTION ON A REQUEST BY EHRA TO EXTEND THE PRELIMINARY PLAT OF PARK PLACE BOULEVARD STREET DEDICATION APPROVAL, BEING A SUBDIVISION OF 2.3580 ACRES OUT OF THE ROBERT E. HANDY SURVEY, A-187, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144).

Executive Summary: The Planning Commission approved the Preliminary Plat of Park Place Boulevard Street Dedication on August 20, 2014. Pursuant to the "Subdivision" Ordinance, the applicant has requested an extension of that approval by 180 days from the date of its expiration.

The Preliminary Plat of Park Place Boulevard Street Dedication consists of 2.358 acres of proposed public right-of-way. The Plat is located off of Reading Road and August Green Drive, in the City Limits and in Fort Bend County MUD No. 144. It extends from the existing portion of Park Place Boulevard abutting the Waterford Park Apartments to the roundabout where August Green Drive currently terminates. It is a proposed eighty-foot (80') collector street right-of-way that will provide a needed secondary access to and from the subdivision. The Plat is in accordance with the Revised Land Use and Parcel Plan for MUD No. 144 and is not in conflict with any applicable regulations.

Staff recommends extending the approval of the Preliminary Plat of Park Place Boulevard Dedication by 180 days from the date of expiration.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.

Action Taken: Commissioner Casias moved, seconded by Commissioner Urbish, to extend the Preliminary Plat of Park Place Boulevard Street Dedication approval, being a subdivision of 2.3580 acres out of the Robert E. Handy Survey, A-187, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144) the Preliminary Plat of Park Place Boulevard Street Dedication, being a subdivision of 2.3580 acres out of the Robert E. Handy survey, a-187, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144). The motion carried unanimously by those present.

4. **CONSIDERATION OF AND ACTION ON A REQUEST BY JONES AND CARTER, INC., TO EXTEND APPROVAL FOR THE PRELIMINARY PLAT OF STONECREEK ESTATES SECTION ONE, A SUBDIVISION OF 78.96 ACRES OF LAND OUT OF THE WILEY MARTIN SURVEY, A-56 FORT BEND COUNTY, TEXAS; 185 LOTS, 8 RESERVES, 9 BLOCKS.**

Executive Summary: The Planning Commission approved the Preliminary Plat of Stonecreek Estates Section One on September 17, 2014. Pursuant to the "Subdivision" Ordinance, the applicant has requested an extension of that approval by 180 days from the date of its expiration.

The Preliminary Plat of Stonecreek Estates Section One adjoins the Berdett Road right-of-way immediately south of Dry Creek. The subdivision is located in Fort Bend County Municipal Utility District No. 184, for which the Development and Utility Agreements were approved by City Council on August 26, 2014. The Planning Commission recommended approval to City Council of the Development Agreement and Land Plan on August 20, 2014. The Plat is located in the Extraterritorial Jurisdiction (ETJ).

The Preliminary Plat consisted of 70.8 acres and 184 single-family residential lots. Additionally, the Plat contained 3.25 acres in landscape reserves and a 5.12-acre recreation center site that will receive credit toward meeting parkland dedication requirements. All proposed lots were a minimum of sixty feet (60') in width, with some lots being substantially larger.

The Plat is in conformance with the approved Land Plan and with applicable City ordinances. Staff recommends extending the approval of the Preliminary Plat of Stonecreek Estates Section One by 180 days from the date of expiration.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias, to extend approval for the Preliminary Plat of Stonecreek Estates Section One, a subdivision of 78.96 acres of land out of the Wiley Martin Survey, A-56 Fort Bend County, Texas; 185 lots, 8 reserves, 9 blocks. The motion carried unanimously by those present.

5. **CONSIDERATION OF AND ACTION ON A FINAL PLAT OF PARK PLACE BOULEVARD STREET DEDICATION, BEING A SUBDIVISION OF 2.3580 ACRES OUT OF THE ROBERT E. HANDY SURVEY, A-187, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144).**

Executive Summary: The Final Plat of Park Place Boulevard Street Dedication consists of 2.358 acres of proposed public right-of-way. The Plat is located off of Reading Road and August Green Drive, in the City Limits and in Fort Bend County MUD No. 144. It extends from the existing portion of Park Place Boulevard abutting the Waterford Park Apartments to the roundabout where August Green Drive currently terminates.

This is a proposed eighty-foot (80') collector street right-of-way that will provide a needed secondary access to and from the subdivision. The Plat is in accordance with the Revised Land Use and Parcel Plan for MUD No. 144 and is not in conflict with any applicable regulations. The Preliminary Plat of this subdivision was approved by the Planning Commission on August 20, 2014 and expired, hence the previous agenda item to extend the Preliminary Plat approval.

There being no issues with the Plat, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Park Place Boulevard Street Dedication.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.

Action Taken: Commissioner Poldrack moved, seconded by Commissioner Parsons, to make a recommendation to City Council to recommend approval to City Council of the Final Plat of Park Place Boulevard Street Dedication,

being a subdivision of 2.3580 acres out of the Robert E. Handy Survey, A-187, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144). The motion carried unanimously by those present.

6. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF RIVERS MIST SECTION THREE, BEING A SUBDIVISION OF 31.51 ACRES OUT OF THE WM. LUSK SURVEY, A-276, IN FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 158): ALSO BEING A PARTIAL REPLAT OF RESTRICTED RESERVE 'C', BLOCK 1, RIVERS MIST SECTION TWO, PLAT NO. 2015008851 F.B.C.P.R.; 73 LOTS, 4 BLOCKS AND 5 RESERVES (13.2161 ACRES)

Executive Summary: The Final Plat of Rivers Mist Section Three is located off of River Delta Lane and Rohan Road, south of Rivers Mist Sections One and Two. The Final Plat is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 158.

The Plat consists of 73 lots, four (4) blocks, and five (5) reserves with a total of 13.2161 acres. All proposed lots are a minimum of sixty feet (60') in width. This is in accordance with the approved Land Plan for Rivers Mist dated May 2006.

The Preliminary Plat of this subdivision was approved by the Planning Commission on March 18, 2015. The Final Plat is consistent with the approved Preliminary Plat and meets all applicable regulations of the City of Rosenberg. Therefore staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Rivers Mist Section Three.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about the price range of the homes.
- Mr. Tanner replied that he was not aware of the price range.
- Mr. Parsons inquired about the estimated value of the homes.
- Mr. Tanner replied that this question could be posed to the developer at most, but that action could not be taken by the City based on the price of the homes.

Action Taken: Commissioner Casias moved, seconded by Commissioner Parsons, to recommend approval to City Council of the Final Plat of Rivers Mist Section Three, being a subdivision of 31.51 acres out of the WM. Lusk Survey, A-276, in Fort Bend County, Texas. (Fort Bend County Municipal Utility District No. 158): Also being a partial replat of restricted Reserve 'C', Block 1, Rivers Mist Section Two, Plat No. 2015008851 F.B.C.P.R.; 73 lots, 4 blocks and 5 reserves (13.2161 acres). The motion carried unanimously by those present.

7. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF THE TRAILS AT SEABOURNE PARKE SECTION TWO, A SUBDIVISION OF 22.691 ACRES LOCATED IN THE G.M. STONE 1/3 LEAGUE SURVEY, ABSTRACT 312, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 147); 108 LOTS, 6 BLOCKS.

Executive Summary: The Final Plat of The Trails at Seabourne Parke Section Two consists of approximately 22.691 acres and 108 residential lots. It is located south of J. Meyer Road and off of Heath Ridge, Oak Briar, and Cottage Creek Lanes, immediately southwest of The Trails at Seabourne Parke Section One. The Plat is within the City Limits and located in Fort Bend County MUD No. 147.

All proposed lots are fifty feet (50') in width and a minimum of 6,000 square feet in size. The Land Plan was approved before the current standards relating to lot size. The Plat conforms to the approved Land Plan dated June 2003 (see attached). Recordation of plats in this development last occurred in 2005. The development was recently assigned to a new developer, LGI Homes, that wishes to develop in accordance with the previously approved Land Plan. A Plat of this subdivision was approved by the Planning Commission and City Council in 2006 and 2007, but was never subsequently recorded and therefore expired, hence the new Plat submittal.

There are no apparent conflicts with applicable regulations or with the original Land Plan. In addition to the Utility Agreement and Land Plan, this Plat/development is subject to a Road Improvement Agreement related to improvements to J. Meyer Road that, due to conditions that have changed over the last several years since platting last occurred, must be modified to address needed road improvements before any infrastructure permits are released for the subdivision. This Agreement shall be in place prior to Final Plat approval by City Council. That being said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of The Trails at Seabourne Parke Section Two, contingent upon approval and execution of a Road Improvement Agreement for J. Meyer Road.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about transferring a land plan from one developer to another.
- Mr. Tanner replied that a land plan could be transferred, as long as an agreement was assigned to the other developer.
- Commissioner Poldrack stated that originally, the agreement was between the City and the first developer, not the City and the second developer. This agreement does not seem to be assignable.
- Mr. Tanner replied that the transfer requires City Council action and that the City cannot regulate the development based on ownership. Once the land plan has been approved, the developer can proceed. The City can apply current regulations if the use or layout changes, but not if the ownership changes.
- Commissioner Poldrack stated that the requirements have changed, and it seems as though the new developer would have to reset the requirements according to the present developer, not the prior developer.
- Mr. Tanner replied that the City looked into the possibility of applying the new standards, but did not have the ability to legally do so.
- Commissioner Parsons inquired about the number of sections in the development.
- Mr. Tanner replied that there are three sections. Section One has been developed, and is about half built out.
- Commissioner Parsons inquired about the number of homes that will still have to be built on 50' lots. Mr. Parsons also inquired about the number of homes previously built on 50' lots and the anticipated number of homes to be built on 50' lots.
- Mr. Tanner replied that the City is required to approve the plats on the standards implemented at that time.
- Councilor McConathy stated that after the land plan is approved, the developer is not subject to changing the lot sizes to 60' lots.
- Commissioner Parsons inquired about the number of 50' lots remaining. There appears to be a significant number of homes remaining to be built on 50' lots. Parsons stated it is not the 50' lot, it is the value of the home.
- Chairperson Pavlovsky stated that all lots in the subdivision are 50' lots.
- Commissioner Parsons inquired about the number of lots in the subdivision.
- Commissioner Poldrack inquired if an access point was located in the subdivision beside J Meyer Rd.
- Mr. Tanner replied that the subdivision has two points of connection to J Meyer Rd.
- Commissioner Poldrack inquired about the distance from J Meyer Rd. to the back of the subdivision.
- Mr. Tanner was not sure of the exact distance.
- Mr. Tanner replied there have to be multiple access points. The distance appears to be about 1,000'.
- Mr. Poldrack inquired if it exceeded the 1,200'.
- Mr. Kalkomey stated that the requirements are for block lengths, not how far from the road.
- Commissioner Poldrack thought it was from the access point to where an emergency vehicle could get to the back of the subdivision.
- Commissioner Poldrack stated that the distance from J Meyer Rd. to the back of the subdivision seemed to be more than 1,200'.
- Mr. Kalkomey replied that this distance is not required.
- Mr. Poldrack stated that he thought that 1,200' to 1,500' distance was required from the main access point to the subdivision.
- As the number of lots increase, the number of access points change. Distance covers lot, block and cul-de-sac length.
- Chairperson Pavlovsky inquired if the property goes behind Meyer Elementary School and Hwy 36.
- Commissioner Parsons inquired about a rule in the platting process defining when two access points had to be present.
- Mr. Kalkomey explained that the subdivision includes 457 lots. Two access points to J Meyer Rd. are required, both of which have been built.
- Chairperson Pavlovsky inquired if this property went behind Meyer School.
- Mr. Kalkomey replied, no it does not.
- Commissioner Poldrack inquired about the improvements to J Meyer Rd.
- Mr. Kalkomey replied that revised drawings for improvements have not been submitted.
- Commissioner Poldrack inquired about the improvements.
- Mr. Kalkomey replied that turn lanes are located at two entrances to the subdivision, therefore widening the pavement.
- Commissioner Poldrack inquired about school traffic.

- Mr. Kalkomey replied that a transition will be necessary for striping on J Meyer Rd. to transition to what the school has striped. There are no further improvements related to the school at this time.

Action Taken: Commissioner Casias moved, seconded by Commissioner Urbish, to recommend approval to City Council of the Final Plat of The Trails at Seabourne Parke Section Two, a subdivision of 22.691 acres located in the G.M. Stone 1/3 League Survey, Abstract 312, City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 147); 108 lots, 6 blocks. The motion carried by a vote of three "ayes", one "no" and one abstention. AYES: Commissioners Casias, Pavlovsky and Urbish. NO: Commissioner Poldrack, ABSTENTION: Commissioner Parsons. The motion carried by a majority of those present.

8. REVIEW AND DISCUSS THE PROPOSED ROSE MEADOWS DEVELOPMENT, AND TAKE ACTION AS NECESSARY.

Executive Summary: The developer of Rose Ranch (Fort Bend County MUD No. 66) and their land planner have approached City staff regarding continued development of the property. The last residential plat that was filed in this development was in 2005 (Section One, 165 lots). The subdivision is built out and development has essentially been dormant since that time.

The existing Land Plan was approved under previous City ordinances relating to lot size, etc., but the developer is proposing to change the layout, bringing into question whether they would have to comply with current City ordinances. A Revised Land Plan (see attached for reference) has been submitted to staff for review, but was submitted on April 9, 2015 (submittal deadline for April 15 Planning Commission meeting was March 20), so staff has not had the opportunity to conduct a full review. Normally, for a full review to be completed, a traffic impact analysis (TIA) must be submitted and, because this development has an existing Utility Agreement with the City, that would have to be reviewed as well to determine if revisions are necessary based on the new layout. The proposed plan appears to contain a number 50'x120' single-family lots as well as senior living and commercial development.

The developer has requested the opportunity to discuss this item with the Planning Commission and City Council. At this time they are referring to the development as "Rose Meadows," hence the title of the Agenda item.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Mr. Tanner explained that some issues need to be addressed in the existing agreement. One being points of connection for water and sanitary sewer due to changes that occurred since the initial agreement of approximately twelve years ago. Additional concerns include the development plan exhibit, number of utility connections, master water meter, connection charges and impact fees, and the provision to the existing agreement concerning termination of a fire services agreement. Mr. Tanner explained that exhibits and ordinances have been included in the agreement which relate to water and sanitary sewer points of connection. There has been a change in acreage from the original Land Plan and utility agreement of 201 acres to 194 acres. The current agreement does not have a strategic partnership agreement. Mr. Tanner expressed that the City would like to discuss the agreement with the developer. The future plan would include a separate planned unit development agreement which would address lot size and park land dedication requirements. A traffic study is also needed to determine whether there is a need for any improvements as a result of changes to the layout. City ordinance requiring funding for legal and engineering costs incurred by the City also must be addressed.
- Mr. Tanner stated that pre-development meetings have been held with the developer to assist with the process prior to negotiations. The Land Plan for the proposed Rose Meadows Development was submitted late last week and the Traffic Study for the Development will be completed later. Mr. Tanner stated that the development includes single-family housing on 50' lots. It is a senior community with a variety of housing types along with a commercial development at the intersection of FM 2977 and Bryan Rd. The City's goal is to work with the developer of Rose Meadows Development to get it moving forward.
- Chairperson Pavlovsky inquired about the master water meter.
- Mr. Kalkomey explained that when water is supplied to MUDs, water goes to one meter and the district pays one water bill. Sub-billing is up to the subdivision. Meters were originally installed individually. One master water meter was not installed because of the water flow to FM 152. Mr. Kalkomey stated that master meters are not installed in any of the MUDs today.
- Mr. Pavlovsky requested that guests state their name and residential address.
- Mr. Kerry Gilbert, BGE Kerry & Associates, 20414 Chadberry Court, Katy, Texas. Mr. Gilbert introduced the following: Amar Amancharia, Rose Meadows Development; Terry Reeves, Jones & Carter (engineer); and Geoff Freeman, BGE Kerry Gilbert & Associates.

- Mr. Gilbert stated that in 2003, the plat for the Rose Meadows Development was developed two ways. The first phase included 50' lots, which was recorded and completely built out. The second phase included a recreation center and an extension of a collector street, but was not constructed. In 2007, the economy turned downhill and the project stopped. The project is now being looked at with a new plan in mind. Mr. Gilbert explained that the original plan consisted of a single-family residential development on 50' lots. The development included detention, recreation center and commercial area with two thoroughfares located on 15 acres. The new plan has expanded the commercial areas by seven acres to include an assisted living center with a medical component. Mr. Gilbert stated that no agreements have been signed for the remaining commercial property. Professional medical-related offices are anticipated for the commercial areas which are not typical for regular neighborhoods. The area south of that area is age restricted, senior living, and one-story with 100% masonry. Some lots will have single family detached components that are part of the complex and not for sale. Everything will be age targeted. One major difference in the plans will be the detention. The detention has since been divided up in three sections with constant water service to create an amenity for the age-restricted community. It will also serve as an amenity for the single-family lot area. There are still 50' lots, but approximately 300 fewer lots. The difference in the plan will be the product. The product will be age-targeted, not age-restricted. The development includes 273 single family lots, in addition to the 165 existing lots, making a total of 438 lots as opposed to the previous plan which included 772 lots. The current plan has two acres designated for parks, twenty-nine acres for lakes and additional landscape and open space along collector streets. A recreation facility has not been included in the plan, but it will be located on approximately two and one-half acres. A large meeting room, exercise room and trails are also planned. The main focus will be a centralized recreation center. Lots average 50' x 120, totaling 6,000 square feet which comply with requirements at that time. Pedestrian pathways, benches and nice landscaping are major parts of the senior living project, making the community attractive for the residents. The goal will be obtaining approval from the City for this project, subject to the City receiving the TIA, approval of the drainage study by the City and County and approval of the PUD or development agreement with the City with amended utility agreement. Specific builders are not known at this time; however, builders will be restricted to having masonry on the front and two sides of the home. The rear of the home would be less, making a total of 75% masonry. The goal of the community would be a step above other senior living communities in the area. The price of homes start at \$200,000, and homes that back up to the lakes start at \$300,000. Mr. Gilbert stated that the 50' lot size does not relate to the value. The community has an attractive street pattern.
- Chairperson Pavlovsky stated that 165 homes have been built in the community, but a recreation center has not been built.
- Mr. Gilbert replied that Section One had a different developer. Landscaping will be installed to screen Section One with park access to accommodate residents.
- Chairperson Pavlovsky inquired about fire protection.
- Mr. Tanner stated that fire protection needs to be addressed for the development prior to determining a fire services agreement. The development is located in the proposed ESD.
- Chairperson Pavlovsky inquired about the park location.
- Mr. Gilbert stated that the park would be centrally located with landscaping and walkways leading to it.
- Commissioner Parsons inquired about multi-family units.
- Mr. Gilbert replied that the component would be restricted to senior living, with one story homes and 100% masonry, while other homes are attached similar to apartment units.
- Chairperson Pavlovsky asked Mr. Amancharla to state his name and residential address.
- Mr. Amar Amancharla, 3010 Colonial Drive, Sugar Land, Texas.
- Mr. Amancharla stated that the attached, one story homes will be similar to a patio home or a townhome. The detached product may include an extra room at the top for storage or for additional living space, and all one story, if possible.
- Commissioner Poldrack inquired about garages.
- Mr. Amancharla stated that the national standard for garages in a senior community is .75 automobiles/unit. The minimum will be one attached garage so that seniors are not exposed to the elements. Additional parking will be provided for visitors and residents.
- Commissioner Poldrack inquired about visitor parking.
- Mr. Amancharla stated that parking will meet or exceed the national standard.
- Commissioner Poldrack inquired about the square footage of a single family residence on a 50' lot.
- Mr. Amancharla replied that there will be requirements. More focus will be placed on amenities inside the home and the common facilities.
- Mr. Amancharla stated that higher ceilings, more windows and 36" doors for handicap accessibility will be some of the requirements. Many features will be mandated of the builders.

- Commissioner Poldrack inquired about the non-senior living area and the square footage requirements on the 50' lots.
- Mr. Amancharla replied that leased versus sold is the main difference in the two residences. The national trend today is for seniors to lease a home, therefore eliminating lawn maintenance.
- Commissioner Poldrack inquired about a management company for the project.
- Mr. Amancharla replied that a management company will maintain the property.
- Chairperson Pavlovsky inquired about a minimum age for senior living.
- Mr. Amancharla replied that the age is 55.
- Chairperson Pavlovsky inquired about on-site management to assist seniors in case of emergency.
- Mr. Amancharla stated that there are three sections in the development. One section is senior targeted, while other sections are senior reserved. As the residents age in place, more medical assistance will be provided, including Memory Care, Alzheimer's, Parkinson's, etc.
- Commissioner Casias inquired about the sections.
- Mr. Amancharla explained that the sections are driven by the level of care needed by the residents.
- Mr. Amancharla stated that the development will include more than one club house for seniors, and the club houses will be accessible for all seniors to use. Most seniors suffer from depression because of loneliness and being moved out of one home to another.
- Commissioner Parsons inquired about the percentage of homes to be leased versus owned.
- Mr. Amancharla replied that more homes will be leased.
- Chairperson Pavlovsky stated that the project has more changes compared to the first plan, and there are still 50' lots.
- Mr. Gilbert replied that there is a market for senior living and conditions have changed upon City's approval.
- Commissioner Parsons inquired about the anticipated number of residences to be leased.
- Mr. Amancharla stated that it is the intent to comply with City regulations and staff so that the project can move forward.
- Commissioners Urbish and Casias stated that there is a need for a senior living development in the area.
- Chairperson Pavlovsky stated that there are so many questions without answers, but the concept could be approved.
- Commissioner Parsons stated that a senior living development is needed.
- Mr. Amancharla discussed the difference between the Del Webb community and the Rose Meadows.
- Mr. Gilbert stated that the goal is to exceed the quality of The Oaks of Rosenberg.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Poldrack, to approve the proposed Rose Meadows Development. The motion carried unanimously by those present.

9. CONSIDERATION OF AND ACTION ON REQUESTS FOR FUTURE AGENDA ITEMS.

Executive Summary: This item allows the Planning Commission the opportunity to request that items be placed on future agendas.


No action taken.

10. ANNOUNCEMENTS.

Chairperson Pavlovsky announced that the Shrine Circus will be at the Fort Bend County Fairgrounds during the month of April.

11. ADJOURNMENT.

There being no further business, Chairperson Pavlovsky adjourned the Rosenberg Planning Commission meeting at 5:18 p.m.


Janet Eder
Secretary II